

**When recorded return to:**  
Mrs Cynthia Harris  
1056 Chestnut Loop  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

Escrow No.: 500107046

**INSURED BY  
CHICAGO TITLE**

500107046

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3723

Sep 17 2020

Amount Paid \$7589.00

Skagit County Treasurer

By Heather Beauvais Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerd Mikkelsen Leffler and Kaare Mikkelsen, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cynthia Hanna- Harris, an unmarried person, as her separate  
estate

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 27, MONTREAU PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JULY  
23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126420 / 4935-000-027-0000

Subject to:

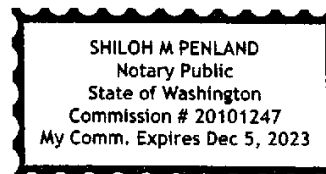
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 13, 2020

Gerd Mikkelsen Leffler  
Gerd Mikkelsen LefflerKaare Mikkelsen  
Kaare MikkelsenState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gerd Mikkelsen Leffler and Kaare Mikkelsen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/15/2020Shiloh M Penland  
Name: Shiloh M Penland  
Notary Public in and for the State of WA  
Residing at: Mount Vernon  
My appointment expires: 12/5/2023

## EXHIBIT "A"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Public Utility District No. 1  
 Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water  
 Recording Date: December 9, 1985  
 Recording No.: 8512090055  
 Affects: Portion of said premises
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MV-20-81.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. MV-1-83.
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Montreaux Phase 1:
 

Recording No: 200707230124
5. Easement Agreement relating to roadway, drainage, utilities
 

Executed by: Cedar Development Corp, et. al.  
 Recording Date: October 4, 1989  
 Recording No.: 8910040097

Amendments to Easement Agreement recorded under recording number 9306140112 and recording number 9306140111 .
6. Easement Relocation Agreement and the terms and conditions thereof:

**EXHIBIT "A"****Exceptions  
(continued)**

Recording Date: June 14, 1993  
Recording No.: 9306140119

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 30, 2006  
Recording No.: 200610300144

8. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 1, 2008  
Recording No.: 200805010004

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2010  
Recording No.: 201008230281

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011  
Recording No.: 201108290064

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 3, 2012  
Recording No.: 201204030049

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 27, 2014  
Recording No.: 201402270019

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 24, 2015  
Recording No.: 201511240004

**EXHIBIT "A"****Exceptions  
(continued)**

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by:           Montreaux 1, LLC

10. Restrictive Easement Agreement for Landscape Buffer and the terms and conditions thereof:

Recording Date:    May 1, 2008  
Recording No.:      200805010005

11. Resolution No. 900 and the terms and conditions thereof:

Recording Date:    January 25, 2016  
Recording No.:      201601250025

12. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by the City of Mount Vernon.